

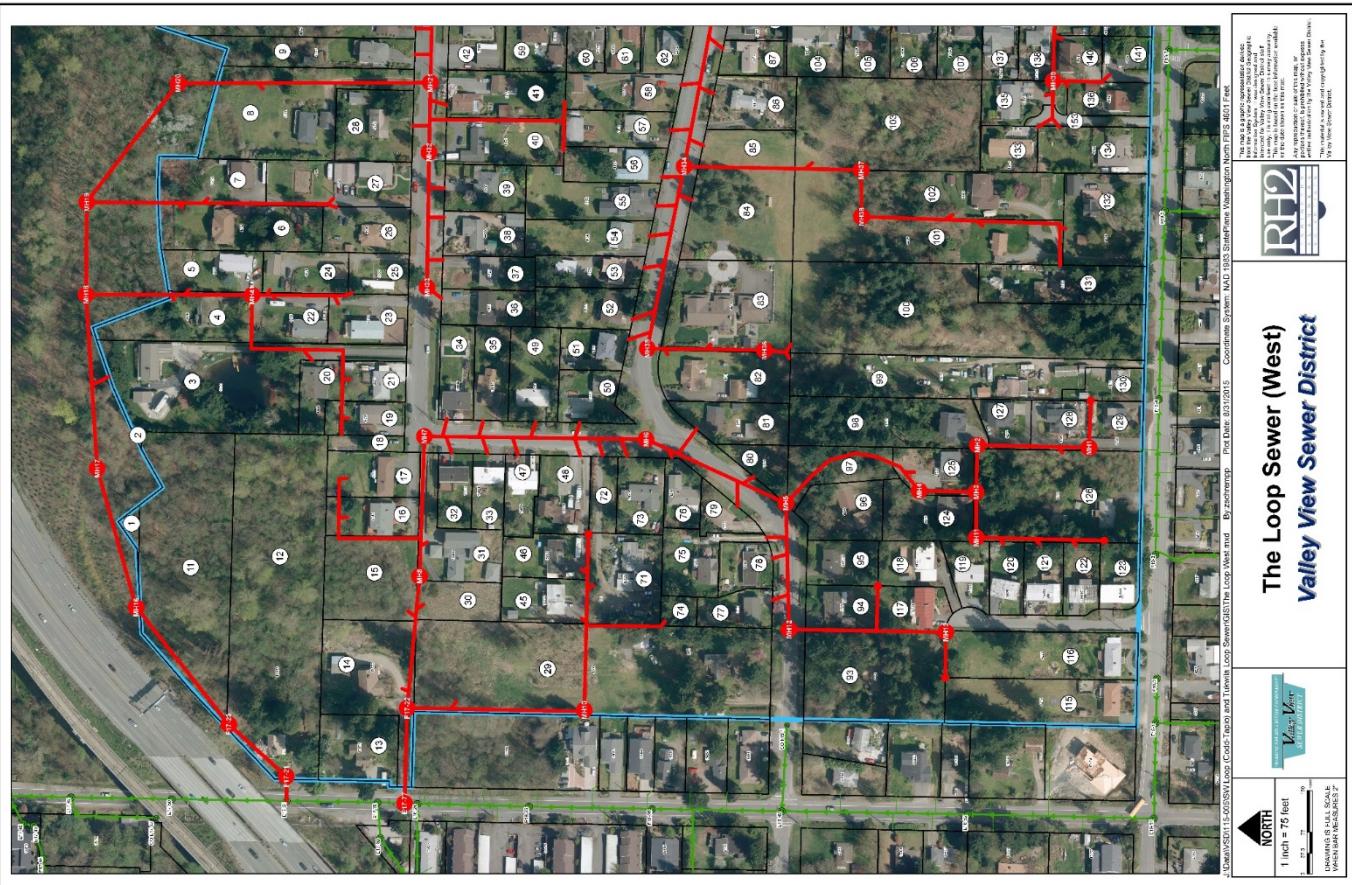
# Valley View Sewer District

## Loop Area Sewer Project Overview

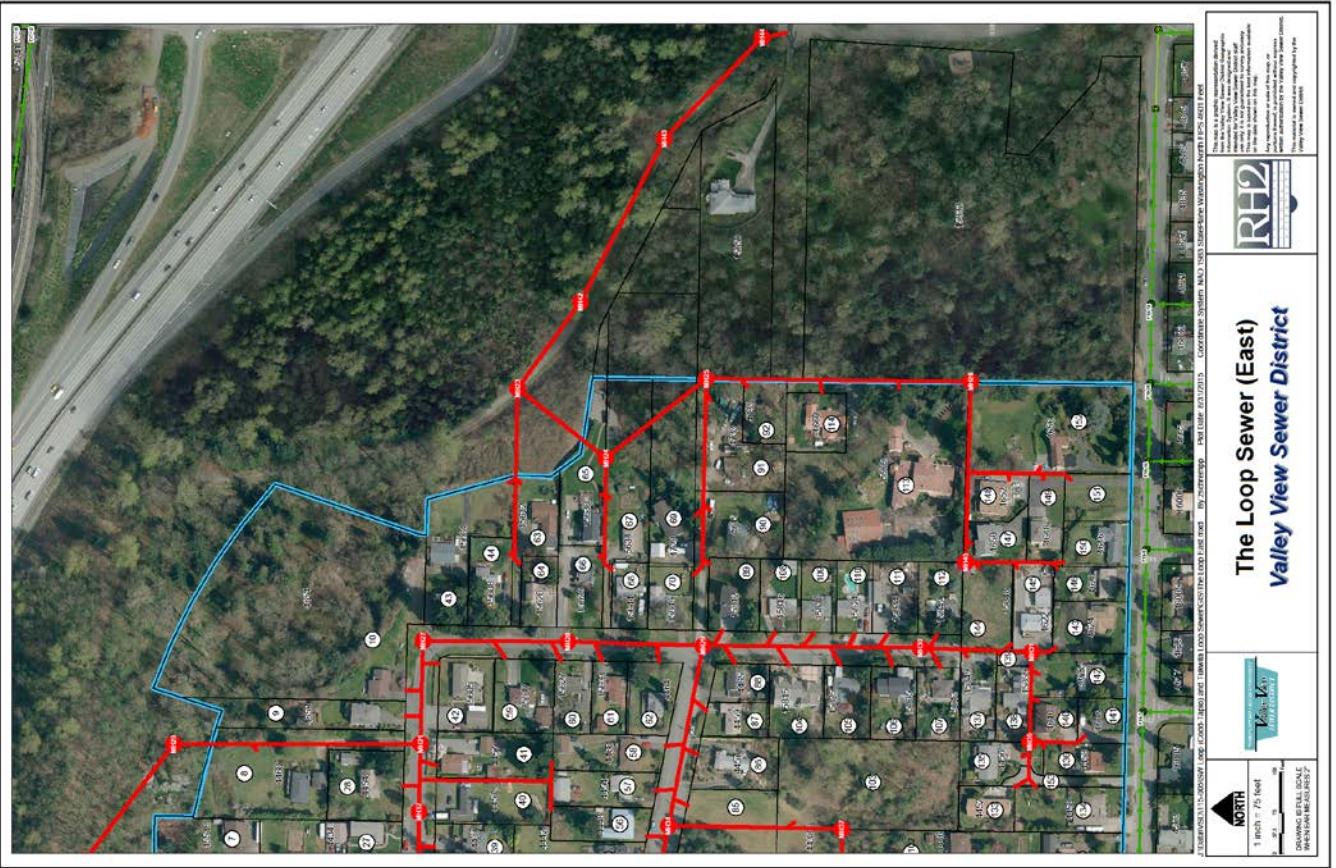
---

MONDAY, OCTOBER 12, 2015











# WHY SEWERS, WHY NOW?

1. PUBLIC HEALTH ISSUE. SAMPLING HAS DOCUMENTED FECAL COLIFORM BACTERIA IN STREAMS AND WETLANDS.
2. REQUESTS FROM PROPERTY OWNERS. PROPERTY OWNERS HAVE INDICATED AN INTEREST IN SEWERS FOR A NUMBER OF REASONS.
3. CITY INTEREST IN HAVING POCKETS OF UNSEWERED AREAS TRANSITION TO SEWERS.
4. VALLEY VIEW AND CITY OF TUKWILA SIGNED INTERLOCAL AGREEMENT THIS YEAR GIVING THE DISTRICT AUTHORITY TO INCLUDE THE LOOP IN ITS SEWER SERVICE AREA.
5. THE DISTRICT'S LEGAL RESPONSIBILITY UNDER WASHINGTON STATE LAW AND THE 1990 GROWTH MANAGEMENT ACT TO INVESTIGATE CONSTRUCTION OF PUBLIC SEWERS INSIDE THE DISTRICT SERVICE AREA.
6. THE AVAILABILITY OF A FUNDING SOURCE TO POSSIBLY HELP REDUCE THE COST TO CONNECT TO SEWERS.
7. THE INEVITABILITY OF PUBLIC SEWERS COMING INTO THIS AND OTHER URBAN AREAS.
8. THE CITY OF TUKWILA'S 42<sup>ND</sup> AVE S STREET IMPROVEMENTS REQUIRED CONNECTION POINTS.



# POSSIBLE TIMELINE AND KEY DATES

SEPTEMBER 10, 2015	OPEN HOUSE/PUBLIC MEETING
OCTOBER 16, 2015	APPLICATION FOR FUNDING DUE
FEBRUARY, 2016	FIRST PROJECT FUNDING RANKING NOTIFICATION
JULY, 2016	FINAL PROJECT FUNDING RANKING NOTIFICATION
FEBRUARY-AUGUST 2016	PUBLIC MEETING TO DISCUSS PROJECT

---

## IF DECISION IS MADE TO PROCEED WITH PROJECT:

JULY-NOVEMBER 2016	FINAL SURVEY AND DESIGN
FEBRUARY-MARCH 2017	GO OUT TO BID ON PROJECT
APRIL-MAY 2017	AWARD CONTRACT
JUNE-SEPTEMBER 2017	CONSTRUCT SEWERS
SEPTEMBER-NOVEMBER 2017	SEWERS AVAILABLE FOR CONNECTION

*"WORKING TOWARD A BETTER ENVIRONMENT"*



# THE LOOP SEWERS – ESTIMATED COST AND GENERAL COST ALLOCATION

The total estimated project cost is \$3.5 million

- **Based on estimate of 2017 construction costs.**
- The construction will be competitively bid.

\$2.3 million will be recovered from existing lots as they connect to sewers.

\$1.2 million will be recovered from future lots as they are created and connect to sewers.



# CHARGE IN LIEU OF ASSESSMENT - CILOA

CILOA WILL NOT HAVE TO BE PAID UP FRONT, ONLY AT TIME OF CONNECTION.

(PAYS FOR EACH LOT'S SHARE OF THE TOTAL NEW SEWER CONSTRUCTION PROJECT COST)

CILOA IS MADE UP OF THE FOLLOWING COSTS:

- CONSTRUCTION WITHIN RIGHT-OF-WAY
- DESIGN ENGINEERING
- PERMITTING
- EASEMENT ACQUISITION
- INSPECTION



# CHARGE IN LIEU OF ASSESSMENT - CILOA

- ESTIMATED AVERAGE CILOA: \$15,000/EXISTING LOT
- FINANCE OPTION: (3% INTEREST, 15 ANNUAL INSTALLMENT PAYMENTS)
- AVERAGE YEARLY PAYMENT: \$1,240
  - THIS ASSUMES THE DISTRICT DOES NOT RECEIVE LOANS OR GRANTS.
  - IF GRANTS ARE RECEIVED THIS AMOUNT WILL DECREASE.



# GENERAL FACILITY CHARGE- GFC

(INCLUDES EACH LOT'S SHARE OF GENERAL FACILITIES OF THE DISTRICT NOT PAID FOR THROUGH CLOAs OR ASSESSMENTS)

GFC'S ARE IN PART COMPRISED OF THE FOLLOWING:

- PUMP STATIONS
- DISTRICT BUILDINGS
- DISTRICT VEHICLES AND EQUIPMENT
- TRUNKLINES

GFC \$4,033/RESIDENTIAL CONNECTION

FINANCE OPTION: 6% INTEREST, 15 ANNUAL INSTALLMENT PAYMENTS

AVERAGE YEARLY PAYMENT \$397.92



# SIDE SEWER

(THE COST TO CONSTRUCT THE PRIVATE SEWER LINE FROM THE PROPERTY LINE TO WHERE PLUMBING LEAVES THE HOUSE)

SIDE SEWER CONSTRUCTION COSTS INCLUDE:

- SIDE SEWER INSTALLATION FROM THE RIGHT-OF-WAY OR EASEMENT TO HOUSE
- PUMP AND FILL THE SEPTIC TANK

AVERAGE ESTIMATED SIDE SEWER COST: \$4,500

FINANCE OPTION: 6% INTEREST, 15 ANNUAL INSTALLMENT PAYMENTS

AVERAGE YEARLY PAYMENT \$444

POSSIBLE ASSISTANCE FROM THE KING COUNTY HOUSING REPAIR PROGRAM (0% LOAN OR GRANT).



# KING COUNTY SEWAGE TREATMENT CAPACITY CHARGE

THIS IS THE COST SET BY KING COUNTY TO BUY EQUITY IN THEIR EXISTING TRUNKLINES AND WASTEWATER TREATMENT PLANTS

PAYMENT PLAN OFFERED BY KING COUNTY:  
\$57.00 PER MONTH, BILLED QUARTERLY

- ALTERNATIVELY, THERE IS A DISCOUNTED EARLY PAYOFF RATE OF \$8,299.43 OFFERED
- \*THIS CHARGE WILL GO UP TO \$176.10 PER QUARTER IN 2016



# ESTIMATED MONTHLY CHARGES FOR SEWER SERVICE IF PAID OVER TIME (15 YEARS)

1. AVERAGE ESTIMATED MONTHLY CILOA DEBT PAYMENTS	\$103*
2. AVERAGE ESTIMATED MONTHLY GFC DEBT PAYMENTS	\$37
3. AVERAGE ESTIMATED MONTHLY SIDE-SEWER DEBT PAYMENTS	\$33
4. MONTHLY DEBT PAYMENT TO KING COUNTY FOR TREATMENT CAPACITY CHARGE	\$57
5. MONTHLY SEWER RATES	\$54
<b>6. TOTAL ESTIMATED AVERAGE MONTHLY SEWER BILL WHILE PAYING OFF DEBT</b>	<b>\$284</b>

\*THIS ASSUMES THE DISTRICT DOES NOT RECEIVE LOANS OR GRANTS.



# DECISION MAKING OVER THE NEXT 15 MONTHS

- NO DECISION ON SEWER CONSTRUCTION WILL BE MADE UNTIL 2016 WHEN FUNDING LEVELS ARE KNOWN.
- A PUBLIC MEETING WILL BE HELD IN 2016 TO DISCUSS VALLEY VIEW'S DECISION ON SEWER CONSTRUCTION AFTER FUNDING LEVELS ARE KNOWN.
- IF CONSTRUCTION TAKES PLACE, THERE WILL BE NO REQUIREMENT TO PAY FOR SEWERS UP FRONT.



# SEWER CONNECTION

- YOU WILL NOT BE REQUIRED TO PAY ANY OF THE SEWER CONNECTION CHARGES UNTIL YOU CONNECT TO SEWERS.
- YOU WILL HAVE THE AVAILABILITY TO CONNECT INTO THE SEWER STUB LOCATED ON YOUR PROPERTY WHEN YOU NEED TO, OR WHEN YOU DECIDE YOU WANT TO.
- ONCE SEWERS ARE AVAILABLE TO YOUR PROPERTY YOU MAY BE REQUIRED TO CONNECT UNDER THE FOLLOWING CIRCUMSTANCES:
  - a) SEPTIC SYSTEM REPAIR NEEDED OR SEPTIC SYSTEM FAILURE.
  - b) REQUEST FOR A BUILDING PERMIT FOR A MAJOR REMODEL (NEW BEDROOM, BATHROOM, ETC.).
  - c) PROPERTY IS SOLD.

